



An Energy Efficiency Workshop & Exposition

Kansas City, Missouri

# ***A SUPER ESPC SUCCESS STORY***

General Services Administration (GSA)  
Denver Federal Center  
Denver Colorado

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# ***GSA & the Denver Federal Center***

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***ä GSA's mission: "to improve the effectiveness of the Federal Government by ensuring quality work environments for its employees".***

***ä Home to 30 federal agencies***

***ä over 670 acres***

***ä +/- 85 buildings***

***ä Over 4 million square feet***

***ä Utility budget \$4M +/-***



## The GSA ESPC

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### ESPC 1

- ä Started 18 months ago
- ä Construction is complete
- ä 13 energy conservation measures in 8 buildings
- ä Initial investment of \$2.4M w/ annual savings of \$210k

### ESPC 2

- ä DES Phase is complete
- ä Final proposal received
- ä 10 energy conservation measures in 16 buildings
- ä Approximate investment \$2.1M w/ annual savings of \$244k

## Challenges

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- ä **Multiple buildings**
- ä **Multiple operations and maintenance contractors**
- ä **Multiple tenants**
- ä **GSA contracts out all operations and maintenance (government O&M contractors assumed operation and maintenance of new equipment).**
- ä **Seimans Controls throughout the campus and Johnson Controls selected as the ESCO.**



## **Lessons Learned & Recommendations**

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- ä Learn, Learn, Learn about the process and be prepared to explain the ESPC method to everyone.**
- ä Set up internal criteria for inclusion of ECM's before starting.**
- ä Develop a partnership with the ESCO.**
- ä There's No Free Lunch! Understand how your requests of the ESCO affect the project cost.**